#### **IMLIX Mercado Inmobiliario**



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# Superb And Elegant Villa With 180 M2 Of Living Space On 964 M2 Of Land And Breathtaking Views



# Info Agente

Nombre: Freddy Rueda
Nombre Freddy Rueda Sarl

empresa:

País: Francia

Experience

since:

Tipo de Selling a Property

servicio: Specialties:

Property Type: Apartments, Houses Teléfono: +33 (467) 363-428 Languages: English, French

Sitio web: https://realestateoccitani

e.com

### Detalles del anuncio

Propiedad para: Venta

Precio: USD 573,714.58

#### Ubicación

País: Francia
Estado/Región/Provincia: Occitanie
Código postal: 34480
Publicado: 05/09/2023

Descripción:

Nice village with all shops, groceries, chemist cafe/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the coast.

Superb and elegante architect conceived villa (2016), in an enchanting setting and breathtaking views, offering 180 m2 of living space including 5 bedrooms and 3 bathrooms, on a 964 m2 plot. Just a few minutes walk to the shops.

Ground = Entrance hall of 12.5 m<sup>2</sup> + WC with handbasin + living room of 43.7 m<sup>2</sup> with fireplace and leading to the terrace and pool + equipped kitchen with high quality appliances of 13 m<sup>2</sup> (upper and lower units, 3 foven one combined with micro-wave, hob, retractable fan, diswasher, american fridge) + pantry/laundry room of 7.2 m<sup>2</sup> + en suite bedroom of 16 m<sup>2</sup> with washroom of 4.7 m<sup>2</sup> (italian walk-in shower, 2 washbasins, WC) and dressing room of 3.6 m<sup>2</sup> + office of 21 m<sup>2</sup>.

1st = Hall of 4.4 m2 + 3 bedrooms of 10 m2, 10.1 m2 and 12 m2 + bathroom of 4.8 m2 (bath, shower, washbasin) + WC with handbasin + laundry room of 3 m2 + en suite bedroom of 13 m2 with dressing room of 6.4 m2, washroom of 4 m2 (italian walk-in shower, 2 washbasins) and independent WC with

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handbasin.

Exterior = Large terrace of 70 m2 and heated pool (11x4m, chlorine and electrolysis) with electric cover + programmable irrigation system + beautiful flowery hedges all around the property + breathtaking views + parking area.

Sundry = Centralised reversible air conditioning (2 independent systems for the 2 floors) + annual land tax of 1929 Euros + centralised rolling shutters + estimated amount of annual energy consumption for standard use: between 555 Euros and 751 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + some furniture to negotiate.

Price = 499.000 Euros (A must see !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: georisques. gouv. fr

Property Id: 59134 Property Size: 180 m2 Property Lot Size: 964 m2

Bedrooms: 5
Bathrooms: 3

Reference: ASP539000E

#### **Other Features**

Immediately Habitable
Outside space
Prestige
Private parking/Garage
Rental Potential
Swimming Pool
Terrace

With Land/Garden

Común

Dormitorios: 5
Baños: 3

Pies cuadrados terminados: 180 m2 Tamaño del lote: 964 m2

**Building details** 

Outdoor Amenities: Pool

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## Lease terms

Date Available:

# **Contact information**

IMLIX ID: IX4.828.532

